



## NORTHSIDE SPECIFIC PLAN

P19-0064 (GENERAL PLAN AMENDMENT), P19-0065 (SPECIFIC PLAN),  
P19-0063 (ZONING CODE AMENDMENT), P20-0443 (REZONING),  
P19-0066 (PROGRAM ENVIRONMENTAL IMPACT REPORT)

Community & Economic Development Department

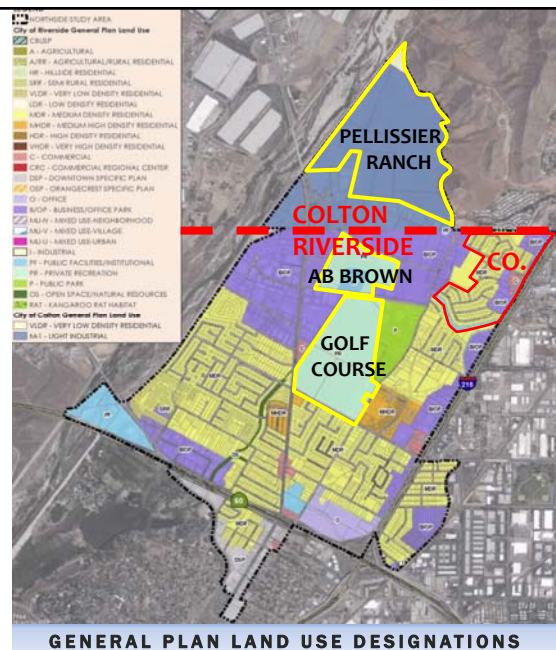
Planning Commission

Agenda Item: 4

September 3, 2020

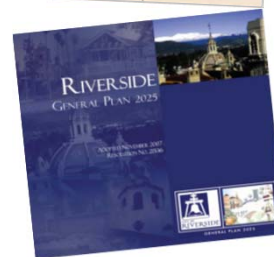
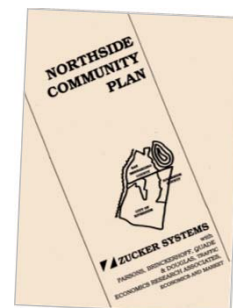
## BACKGROUND

- Approximately 2,000 acres
- Interjurisdictional Specific Plan:
  - City of Riverside
  - City of Colton
  - County of Riverside
- City of Riverside Properties:
  - Former Riverside Golf Course
  - Ab Brown Sports Complex
  - Pellissier Ranch



## BACKGROUND

- 1991: Multi-jurisdictional *Northside Community Plan* prepared and adopted
- 2007: Community Plan superseded with adoption of *City of Riverside General Plan 2025*
- Community Plan goals and policies incorporated into Land Use and Urban Design Element
- 2015: Demand for industrial development in the Northside raised community concerns
- Moratorium attempted and failed
  - Riverside City Council directed staff to prepare a Northside Specific Plan (July 14)
- 2016: Rick Engineering selected as consultant to prepare Northside Specific Plan



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## SPECIFIC PLAN DEVELOPMENT

- January 2017 - Existing conditions analysis
- June 2017 - Community Workshop 1
- Project objective & process
  - Community Meetings (2 meetings)
- October 2017 - Community Workshop 2
- Three concepts
- June 2018 - Community Workshop 3
- Framework Plan Concept
  - Community Meetings (107 community members; 14 organizations)
- August 2018 - Joint RPU Board & Council Workshop
- Framework Plan
- Fall 2018 - Draft Land Use Plan



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## PROPOSED LAND USES AND ZONES

- **High-Density Residential (HDR)** - Provides opportunities to develop row houses, condominiums and apartments that could include senior housing and multifamily.
- **Medium High Density Residential (MHDR)** – Maintains existing Medium High-Density Residential neighborhoods in the Northside neighborhood.
- **Medium Density Residential (MDR)** – Protects existing Medium Density Residential (MDR) areas in the Northside neighborhood.
- **Northside Village Center (NVC)** – Provides an opportunity for the redevelopment of the former golf course property as the key mixed-use hub for the Northside neighborhood.



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## PROPOSED LAND USES AND ZONES

- **Freeway Mixed Use (FMU)** - Provides a buffer between the freeway and existing neighborhoods with a transition from existing Business/Office Park and Office General Plan land uses to a mix of residential and commercial uses.
- **Mixed-Use Neighborhoods (MU)** - Provide for a variety of uses, including retail, professional offices, service-oriented businesses, single and multi-family residences, and combinations of these uses within mixed use developments.
- **Commercial (C)** – Maintains commercial uses within the Northside neighborhood.
- **Business/Office Park (B/OP)** – Maintains Business/Office Park uses that generally do not create nuisances due to odor, dust, noise, or heavy truck traffic.



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## PROPOSED LAND USES AND ZONES

- **Transition Overlay Zone (TZO)** - Allows for Business/Office Park land uses to continue and expand, until which time the real estate market allows the properties to transition to their base zone, which is multi-family residential.
- **Open Space (OS)** – Allows for a variety of public and commercial recreation for all of Ab Brown Sports Complex and a large portion of the former Riverside Golf Course intended to complement the Northside Village Center.
- **Trujillo Adobe Heritage Village (TAHV)** - The Specific Plan envisions the refurbishment of the Trujillo Adobe, along with the development of a cultural resource center in the area around it, to serve as the foundation.
- **Public Facilities/Institutional (PF)** - Provides space for cultural facilities and governmental activities such as educational facilities, hospitals, libraries, utilities, governmental institutions and faith-based buildings to enhance the quality of life in the Northside neighborhood.

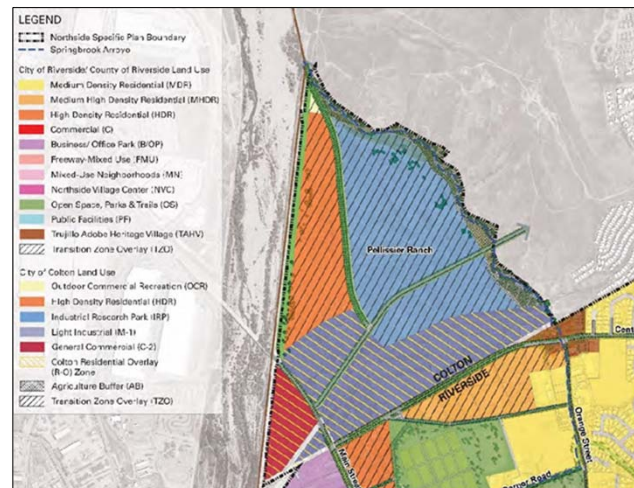


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## PROPOSED LAND USES - PELLISSIER RANCH (COLTON)

- **Industrial Research Park (IRP) with Transition Zone Overlay (TZO)**
  - Up to 2.5 million square feet
  - Variety of uses, including energy production, laboratories and research, warehousing, manufacturing, offices, parks, restaurants, retail, farmers markets and recreational uses
- **High Density Residential (HDR)**
  - Densities of up to 36 units/acre
- **Outdoor Commercial Recreational (OCR)**



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## PLAN ADOPTION ACTIONS

### ***General Plan Amendment***

The Land Use and Urban Design Element of the General Plan is being amended to:

- Include the NSP into *Table LU-2 – Adopted Specific Plans*;
- Amend Figure *LU-9 – Neighborhoods* to adjust neighborhood boundaries to include a pocket of residential currently identified as part of the Hunter Industrial Park Neighborhood;
- Amend Figure *LU-10 – Land Use Policy Map* to apply the NSP – Northside Specific Plan land use designation to the project area within the City of Riverside and the unincorporated properties within its Sphere of Influence;
- Amend *Table LU-5 – Zoning/General Plan Consistency Matrix* to include the NSP designation and compatible NSP Zoning; and
- Amend a number of General Plan Objectives and Policies for consistency with the adoption of the NSP.



## PLAN ADOPTION ACTIONS

### ***Specific Plan***

- Adopt and implement the NSP; and
- Amend the Downtown Specific Plan to remove the Main Street Specialty Services District and incorporate into the NSP boundaries.

### ***Zoning Code Amendment***

Title 19 (Zoning) of the Riverside Municipal Code is being amended to:

- Add Chapter 19.146 – Northside Specific Plan (NSP); and
- Amend relevant information in Chapter 19.220 – Specific Plan Overlay Zone (SP).

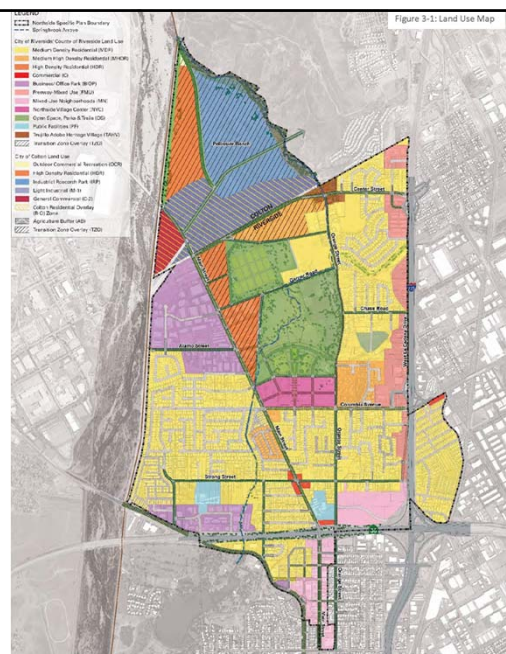


## PLAN ADOPTION ACTIONS

### Rezoning

The adoption of the NSP includes a rezoning of all affected properties that fall within the City of Riverside to be consistent with the zones and districts within the NSP.

- As described in Chapter 2 of the NSP, the following land use designations and zones are hereby established within the City of Riverside:
  - High Density Residential (HDR)
  - Medium High Density Residential (MHDR)
  - Medium Density Residential (MDR)
  - Northside Village Center (NVC)
  - Freeway Mixed Use (FMU)
  - Mixed Use Neighborhoods (MU)
  - Commercial (C)
  - Business Office Park (B/OP)
  - Transition Zone Overlay (TZO)
  - Open Space, Parks, and Trails (OS)
  - Trujillo Adobe Heritage Village (TAHV)
  - Public Facilities/Institutional (PF)



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## RECOMMENDATIONS

That the Planning Commission:

- **RECOMMEND** that the City Council find:
  - a. The Draft Program Environmental Impact Report (P19-0066) has been completed in compliance with the California Environmental Quality Act (CEQA);
  - b. Project alternatives do not meet the project objectives; and
  - c. The project will have a significant effect on the environment but with implementation of the identified mitigation measures within the EIR, some potentially significant impacts would be mitigated, however potential impacts associated with Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise and Vibration, Population and Housing, Public Services, Recreation, Transportation and Traffic, Tribal Cultural Resources, Utilities and Service Systems, and Energy Conservation would remain significant and unavoidable; and
  - d. Adopt the Program Environmental Impact Report (PEIR) and Mitigation Monitoring and Reporting Program (MMRP) pursuant to Section 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and
- **RECOMMEND APPROVAL** of Planning cases P19-0064 (General Plan Amendment), P19-0065 (Specific Plan), P19-0063 (Zoning Code Amendment), P20-0443 (Rezoning), and P19-0066 (Program Environmental Impact Report) based on the findings outlined in the staff report and summarized in the attached findings.



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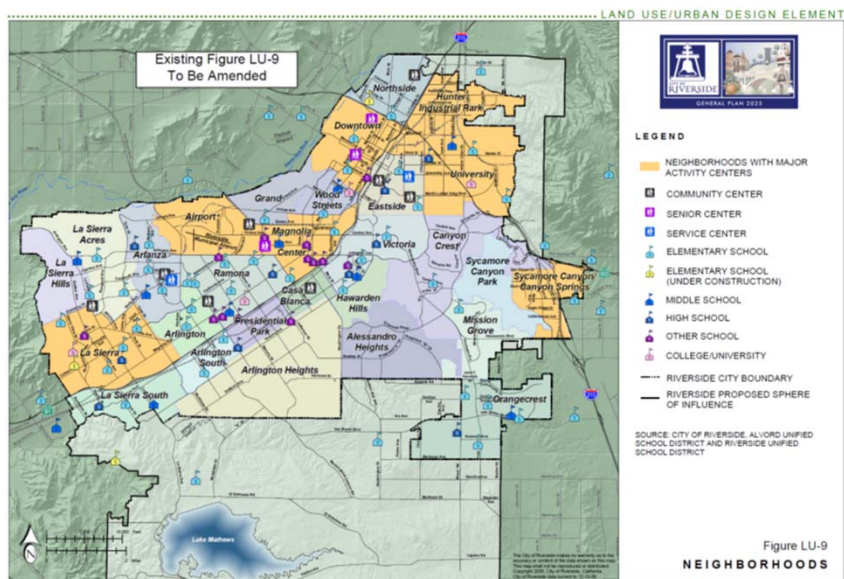
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## EXISTING FIGURE LU-9 - NEIGHBORHOODS

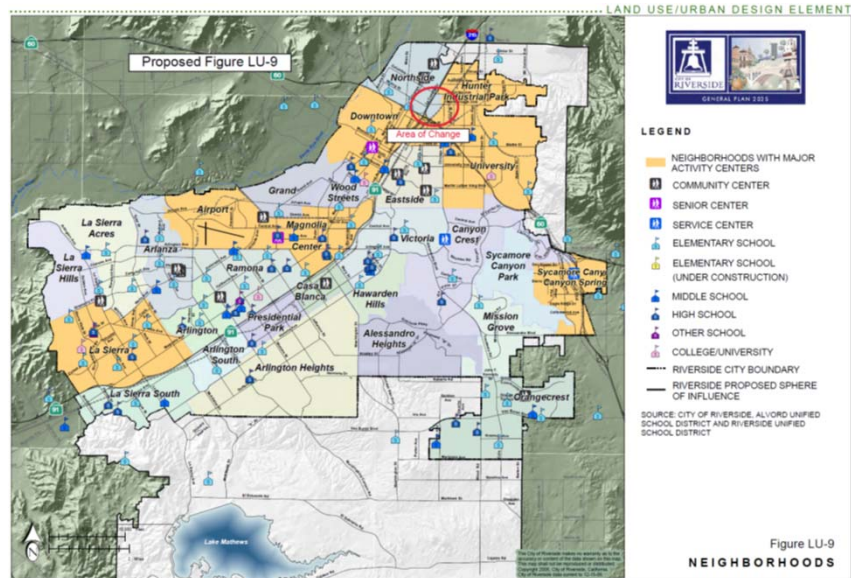


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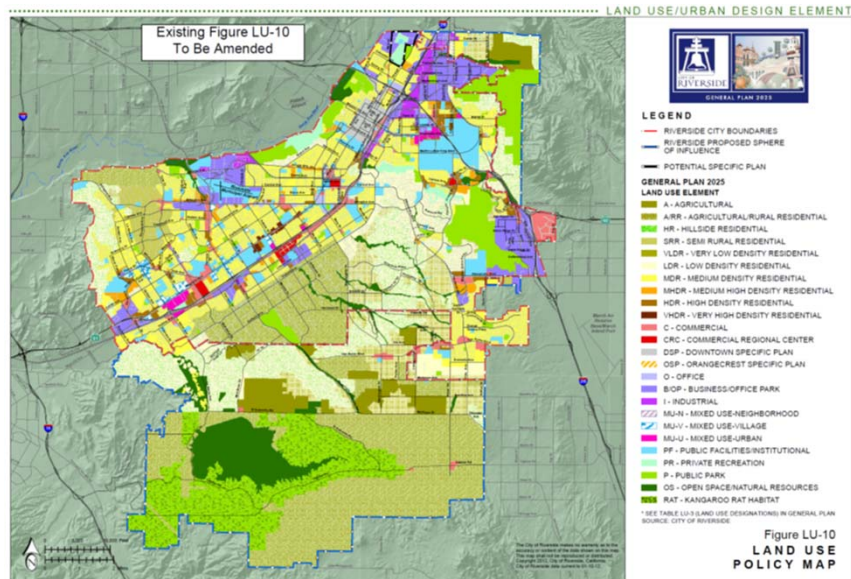
## PROPOSED FIGURE LU-9 - NEIGHBORHOODS



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## EXISTING FIGURE LU-10 – GENERAL PLAN LAND USE



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# PROPOSED FIGURE LU-10 – GENERAL PLAN LAND USE

